



Thursday, December 07, 2006

 [Back](#)  [Print](#)

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 34

Subject: C14-06-0098 - Harris Ridge - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 13809 Harris Ridge Boulevard (Harris Branch Watershed) from limited industrial-conditional overlay (LI-CO) combining district zoning to townhouse and condominium residence (SF-6) combining district zoning for Tract 1 and limited industrial (LI) district zoning for Tract 2, with conditions. Staff Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning for Tract 1 and limited industrial (LI) district zoning for Tract 2. Zoning and Platting Commission Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning for Tract 1 and limited industrial-conditional overlay (LI-CO) combining district zoning for Tract 2. Applicant: Capital City-Howard Lane, Ltd (Christopher H. Whitworth. Agent: Momark Development (Chris Risher) City Staff Sherri Sirwaitis, 974-3057

**Additional Backup
Material**

(click to open)

 [Staff_Report](#)

For More Information: Sherri Sirwaitis, 974-3057.

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0098

Z.A.P. DATE: June 20, 2006
July 18, 2006
August 15, 2006
September 19, 2006
October 3, 2006
November 21, 2006

ADDRESS: 13809 Harris Ridge Boulevard

OWNER/APPLICANT: Capital City-Howard Lane, Ltd. (Christopher H Whitworth)

AGENT: Momark Development (Chris Risher)

ZONING FROM: LI-CO **TO:** Tract 1. SF-6
Tract 2. LI

AREA: 36.114 acres
31.746 acres of additional land*
67.860 acres total

* On November 3, 2006, the agent for this case amended their application to include 31.746 acres of land to the south. This 31.746 acre area along East Howard Lane was part of a larger 67.860 property in zoning case C14-04-0139. Case C14-04-0139 zoned both tracts of land to LI-CO and established a 2,000 vehicle trip limit on the site (Ordinance No. 041202-Z-23. Attachment A). In July of 2006, the applicant submitted a Traffic Impact Analysis for the entire 67.860 area and is now seeking to rezone Tract 1 (original 36.114 acres) to SF-6 and Tract 2 (newly added 31.746 acres) to LI to remove the 2,000 vehicle trip limit for both tracts and to adopt the conditions of the TIA.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning for Tract 1 and LI, Limited Industrial District, zoning for Tract 2. The conditional overlay for Tract 1 will establish a 25-foot vegetative buffer along the western property line and a 100-foot building setback along the southern property line.

The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations (TIA) for Tracts 1 and 2 as provided in Attachment D.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

6/20/06: Postponed to July 18, 2006 by the applicant (7-0, S. Hale, J. Gohil-absent);
J. Martinez-1st, M. Hawthorne-2nd.

7/18/06: Postponed to August 15, 2006 by the applicant (6-0, B. Baker, J. Gohil, J. Martinez-absent),
M. Hawthorne-1st, C. Hammond-2nd.

8/15/06: Postponed to September 19, 2006 by the staff (8-0, K. Jackson-absent); J. Martinez-1st,
J. Pinnelli-2nd.

9/19/06: Postponed to October 3, 2006 by the staff (7-0, J. Martinez, J. Pinnelli-absent), J. Gohil-1st,
S. Hale-2nd.

10/03/06 Postponed indefinitely by staff (7-0, J Pinnell, K Jackson-absent), J Martinez-1st, S. Hale-2nd

11/21/06 Approved staff's recommendation of SF-6-CO zoning for Tract 1, with following conditions.

- Changed setback requirement to a 45-foot building setback from the southern property line along proposed Tract 2;
- Added requirement for an 8-foot masonry fence along the southern property line along proposed Tract 2,
- Included a 25-foot vegetative buffer along the western property line bordering single family development in the County,

Approved staff's recommendation for LI zoning for Tract 2, adding a conditional overlay for the following

- Establish a 78-foot building setback from the northern property line along proposed Tract 1;

Include the TIA recommendations for Tracts 1 and 2 as provided in Attachment D in a public restrictive covenant.

Vote: (9-0), K. Jackson-1st, B Baker-2nd

ISSUES:

The agent for this case recently submitted a Transportation Impact Analysis for the site under consideration. Upon reviewing the proposed TIA, the staff realized that the applicant had included the area for this case as well as land zoned LI-CO to the south of this tract (67.890 acres total) Therefore, applicant will be required to submit a rezoning case for the property to the south of this tract (31.746 acres) as well if they wish to remove the 2,000 vehicle trip limit that was applied to both of these properties in zoning case C14-04-0139. On October 3, 2006, the staff recommended postponing this case indefinitely so that the Transportation staff could complete their review of the TIA submittal and to allow the applicant time to submit a rezoning case for the property located at 1100 East Howard Lane.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped This area was full purpose annexed by the City of Austin on December 31, 2003. The previous owner sought permanent zoning for this site in 2004 to construct office/warehouse uses that were approved through case SP-03-0385D (Howard Lane Industrial Park Site Plan - Attachment B) The site plan was submitted on September 17, 2003, prior to the property's annexation by the city.

The applicant is requesting to rezone Tract 1 to SF-6, Townhouse & Condominium Residence District, to develop approximately 167 condominium units on the site. The applicant proposes to construct 1,100 to 1,500 square foot garden homes on 30 foot wide lots on the property This tract will take access through a piece of land in the county to the southwest onto Harris Ridge Boulevard, a collector street. According to the applicant, the proposed development will be separated from the remaining LI-CO property to the south by an alley way running along the shared property line

The staff is recommending SF-6-CO zoning for Tract 1 because the property is located adjacent to existing single-family residential uses to the west in the county and to the east in the city. The proposed SF-6-CO zoning will allow the applicant to cluster residential development on a site with floodplain constraints (see aerial-Attachment C). The staff is recommending a 25-foot vegetative buffer along the western property line to provide compatibility for the developed single-family homes in the county. In addition, the staff recommends a 100-foot building setback along the southern property line of this tract to create a separation between the proposed condominium uses and the approved industrial/warehouse uses planned in the LI-CO zoning (now known as Tract 2) along East Howard Lane. This proposed buffer is consistent with the staff's recommendations in other zoning cases where an applicant requested single-family zoning adjacent to existing industrial zoning within the City of Austin.

For Tract 2, the staff is recommending LI, Limited Industrial District, zoning in accordance with the commercial/ industrial character of the area. The proposed LI zoning will allow the applicant to construct previously approved office/warehouse uses on the site in conformance with the City of Austin Land Development Code regulations on a property takes access to Howard Lane, a major arterial roadway.

The applicant agrees with the Zoning and Platting Commission's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO	Undeveloped
<i>North</i>	County	Undeveloped
<i>South</i>	GR, LO-CO	Undeveloped
<i>East</i>	I-RR	Single-Family Homestead/ Ranch
<i>West</i>	LI-PDA, County	Undeveloped, Single-Family Residential

AREA STUDY: N/A

TIA: Waived

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

114 – North Growth Corridor Alliance

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0139	I-RR to LI	11/2/04 Approved staff's recommendation of LI-CO zoning with added condition of no Adult Oriented Businesses, by consent (9-0)	12/02/04 Approved LI-CO (7-0); all 3 readings

C14-04-0120	I-LI to LI	9/7/04 Approved staff's recommendation of LI-CO, with the CO limiting the site to 2,000 vtpd, by consent (8-0, J. Martinez-absent)	10/21/04 Approved LI-CO (7-0), all 3 readings
C14-04-0073	CS-CO to CS-1	7/20/04 Approved staff's recommendation of CS-1 zoning by consent (8-0, J. Pinnelli-absent)	8/26/04 Approved CS-1 (7-0), all 3 readings
C14-04-0056	I-RR to Tract 1-Block A: CS, Tract 2-Block A: CS Tract 3, Block A: CS, Tract 4-Block A: CS, Tract 5-Block A: CS, Tract 6-Block A: SF-2, Tract 7-Block A: CS, Tract 8-Block A: MF-3, Tract 9-Block A: SF-6, Tract 10-Block A: CS, Tract 1-Block B: CS, Tract 2-Block B: CS	11/02/04. Approved staff's recommendation of Tract 1-Block A: GR-MU, Tract 2-Block A: GR, Tract 3-Block A: GR, Tract 4-Block A: GR, Tract 5-Block A: GR, Tract 6-Block A: SF-2-CO (The conditional overlay includes a 100-foot vegetative buffer with a sound barrier fence along the western boundary of this tract to create a physical separation from the commercial /mixed use development proposed on Tract 1, Block A.), Tract 7-Block A: LR-MU, Tract 8-Block A: MF-3, Tract 9-Block A: SF-6, Tract 10-Block A: LR, Tract 1-Block B: GR-MU, Tract 2-Block B: GR-MU, The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations, zoning by consent (9-0)	12/16/04 Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU on all 3 readings (7-0)
C14-03-0069	SF-2 to CS	5/6/03: Approved CS-CO zoning with condition to prohibit Adult Oriented Businesses, by consent (8-0, K. Jackson-absent)	6/5/03 Granted CS-CO on all 3 readings (7-0)
C14-02-0111	Tract 1. GR-CO to GR Tract 2 CS-CO to CS	10/15/02: Approved staff's recommendation of GR-CO, CS-CO zoning with added condition to prohibit Automotive Sales, by consent (7-0, D. Castaneda-absent)	12/5/02 Granted GR-CO for Tract 1 and CS-CO for Tract 2 on all 3 readings (7-0)
C14-01-0169	IP to CS	2/5/02 Approved staff's alternate rec of CS-CO w/conditions by consent (8-0)	3/21/02 Approved CS-CO w/ other conditions (7-0), 1 st reading 4/11/02 Approved CS-CO (6-0); 2 nd /3 rd readings

C14-00-2099	SF-2, GR to CS	10/17/00. Approved staff's rec. of CS-CO, with no Adult Oriented Businesses (8-0)	12/14/00 Approved CS-CO w/ additional prohibited uses (7-0), all 3 readings
C14-98-0265	AV to LI	5/25/99. Approved staff rec of LI-PDA w/ condition regarding bicycle parking	6/3/03 Approved LI-PDA w/ conditions (7-0), all 3 readings-on emergency passage
C14-98-0212	I-RR to CS	Approved GR-CO w/conditions for front to match existing GR and CS-CO for remainder of property, prohibit auto repair and auto washing except for on-site tenants (5-2, GW/DS-Nay) on 12/15/98	Approved PC rec of GR-CO w/ conditions 97-0), 1 st reading on 1/14/99 Approved CS-CO w/ conditions (7-0), 2 nd /3 rd readings on 4/15/99
C14-96-0131	SF-2 to GR	12/10/96. Approved staff rec of GR (9-0)	1/9/97 Approved GR-CO w/ conditions (7-0), 1 st reading 3/20/97. Approved GR-CO w/conditions (7-0), 2 nd /3 rd readings
C14-93-0094	SF-2 to GR, CS-1	8/17/93. Approved CS-1-CO (TR1), GR-CO (TR2) w/ conditions (5-0)	11/3/94: Approved CS-1-CO & GR-CO (5-0), all 3 readings
C14-93-0047	SF-2 to CS	4/27/93 Approved GR-CO (6-0)	5/6/93. Approved GR-CO & CS-CO w/ conditions (6-0), 1 st reading 6/17/93. Approved GR-CO (7-0), 2 nd /3 rd readings

RELATED CASES: C7A-03-013 – Annexation
SP-03-0385D – Approved Site Plan
C14-04-0139 – Previous Zoning Case

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Howard Lane	Varies	Varies	Major Arterial	-
Harris Ridge Boulevard	Varies	Varies	Collector	-

CITY COUNCIL DATE: December 7, 2006

ACTION:

ORDINANCE READINGS: 1st

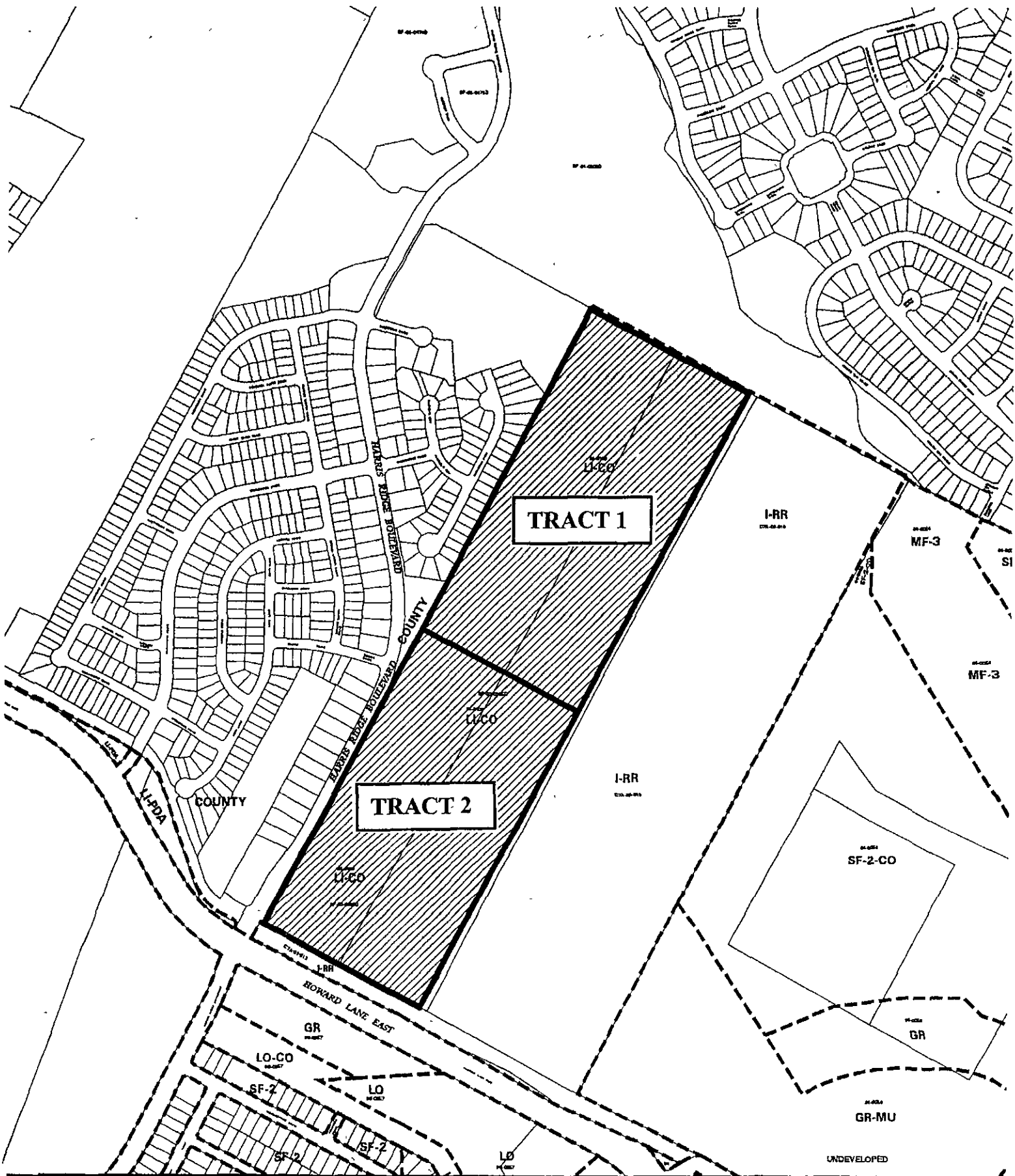
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



 1" = 600'	SUBJECT TRACT		ZONING	CITY GRID REFERENCE NUMBER P35
	PENDING CASE		
	ZONING BOUNDARY	-----		
	CASE MGR: S.SIRWAITIS			
CASE #: C14-06-0098			DATE: 06-11	
ADDRESS: HARRIS RIDGE BLVD			INTLS: TRC	
SUBJECT AREA (acres): 67.890				





STAFF RECOMMENDATION

The staff's recommendation is to grant SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning for Tract 1 and LI, Limited Industrial District, zoning for Tract 2. The conditional overlay for Tract 1 will establish a 25-foot vegetative buffer along the western property line and a 100-foot building setback along the southern property line.

The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations (TIA) for Tracts 1 and 2 as provided in Attachment D.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

For Tract 1:

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

For Tract 2:

The Limited Industrial Services district (LI) is the designation is for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

2. *The proposed zoning should promote consistency and orderly planning.*

The SF-6-CO zoning district that is proposed for Tract 1 would be compatible and consistent with surrounding uses because the property is located next to established single-family residential developments located in the city to the east and in the county to the west. The applicant will be required to comply with City of Austin Compatibility Standards adjacent to the single-family homestead/ ranch to the east (area zoned I-RR). In addition, the staff is recommending a 25-foot vegetative buffer along the western property line to provide for compatibility adjacent to the developed single-family homes in the county and a 100-foot building setback along the southern property line to create a separation between the proposed condominium uses and the approved industrial park planned on Tract 2 to the south.

The LI zoning district proposed for Tract 2 would be compatible and consistent with the surrounding uses because the property is located in the vicinity of other commercial and industrial uses to the south and west. There is LI-PDA and IP zoning to the southwest of the property in question, across Howard Lane.

3. *The proposed zoning should allow for a reasonable use of the property.*

The SF-6-CO zoning district would allow for a fair and reasonable use of Tract 1. The property in question meets the minimum site development requirements established by the Townhouse & Condominium zoning district. SF-6-CO zoning will allow the applicant to cluster residential development on a site with floodplain constraints.

LI zoning is appropriate for Tract 2 because of the location of the site and the commercial and industrial character of the area. The property fronts onto and will take access from Howard Lane, an arterial roadway

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped and sparsely vegetated. The property slopes to the north where floodplain from Harris Creek traverses the site.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 3,142 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. This tract was part of a larger tract comprising 67.89 acres which was zoned under case C14-04-0139. The original zoning for this tract limited the entire 67.89 acres to less than 2,000 vehicle trips per day. Therefore, this rezoning case shall be limited to its percentage of 2,000 vehicle trips based on parcel acreage. If the zoning is granted, development should be limited through a conditional overlay to less than 1,060 vehicle trips per day. [LDC, 25-6-117]

A traffic impact analysis has been received. Comments will be provided in a separate memo (Attachment D).

Capital Metro bus service is not available within 1/4 mile of this property.

Howard Lane is classified in the Bicycle Plan as a Priority 1 bike route

There are existing sidewalks along Howard Lane

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Howard Lane	Varies	Varies	Major Arterial
Harris Ridge Boulevard	Varies	Varies	Collector

Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated city fees.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

There is an existing approved site plan, SP-03-0385D, which proposes 5 office/warehouse buildings (Attachment B).

Any new development on this site would be subject to Compatibility Standards due to the existing single-family residence on the tract to the east of this site. Along the eastern property line, the following standards apply.

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

ORDINANCE NO. 041202-Z-23

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1100 EAST HOWARD LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-04-0139, on file at the Neighborhood Planning and Zoning Department, as follows:

A 67.890 acre tract of land, more or less, out of the Alexander Walters Survey No. 6, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 1100 East Howard Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 13, 2004.

PASSED AND APPROVED

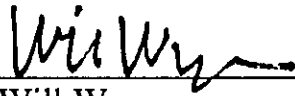
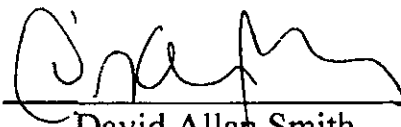
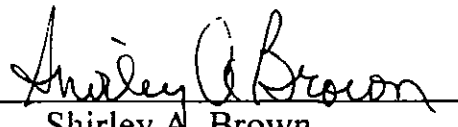
<u>December 2</u> , 2004		§ § §	<u></u>
			Will Wynn Mayor
APPROVED:	<u></u>	ATTEST:	<u></u>
	David Allan Smith City Attorney		Shirley A. Brown City Clerk

EXHIBIT "A "

A DESCRIPTION OF 67.890 ACRES IN THE ALEXANDER WALTERS SURVEY NO. 67 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 33.941 ACRE TRACT (TRACT I) AND ALL OF A 33.945 ACRE TRACT (TRACT II) AS DESCRIBED IN A GENERAL WARRANTRY DEED TO CWS COMMUNITIES, DATED APRIL 23, 1998, OF RECORD IN VOLUME 13174, PAGE 1813 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;; SAID 67.890 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar with cap set in the north line of Howard Lane (right-of-way width varies), being also the southwest corner of said Tract 1, being in the east line of Heatherwilde Boulevard (90' right-of-way width) as dedicated by plat of Northtown Park Section 3, a subdivision of record in Volume 87, Page 9B of the Plat Records of Travis County, Texas;

THENCE North 27°42'37" East, with the west line of Tract I, with the east line of Heatherwilde Boulevard, at 1201.17 feet passing a point of curvature for said Heatherwilde Boulevard, departing Heatherwilde Boulevard and continuing with the east line of a 305.768 acre tract described in Volume 8496, Page 574 of the Deed Records of Travis County, Texas, and continuing with the east line of Northtown Park Section 5-A, a subdivision of record in Volume 91, Page 188 of the Plat Records of Travis County, Texas, and continuing with the east line of a 4.652 acre tract described in Volume 12088, Page 492 of the Real Property Records of Travis County, Texas, for a total distance of 3411.37 feet to a ½" rebar found at the northwest corner of said Tract I, being also the northeast corner of the said 4.652 acre tract, and being in the south line of a 267.666 acre tract described in Volume 13310, Page 1431 of the Real Property Records of Travis County, Texas;

THENCE with the common line of Tract I and the 267.666 acre tract, the following two (2) courses:

1. South 62°12'15" East, a distance of 84.00 feet to a 60d nail found in a hackberry tree stump;
2. South 61°57'45" East, a distance of 349.51 feet to a ½" rebar found for the northeast corner of Tract I, being also the northwest corner of Tract II;

THENCE South 62°26'25" East, with the common line of Tract II and the 267.666 acre tract, a distance of 433.60 feet to a ½" rebar found for the northeast corner of Tract II,

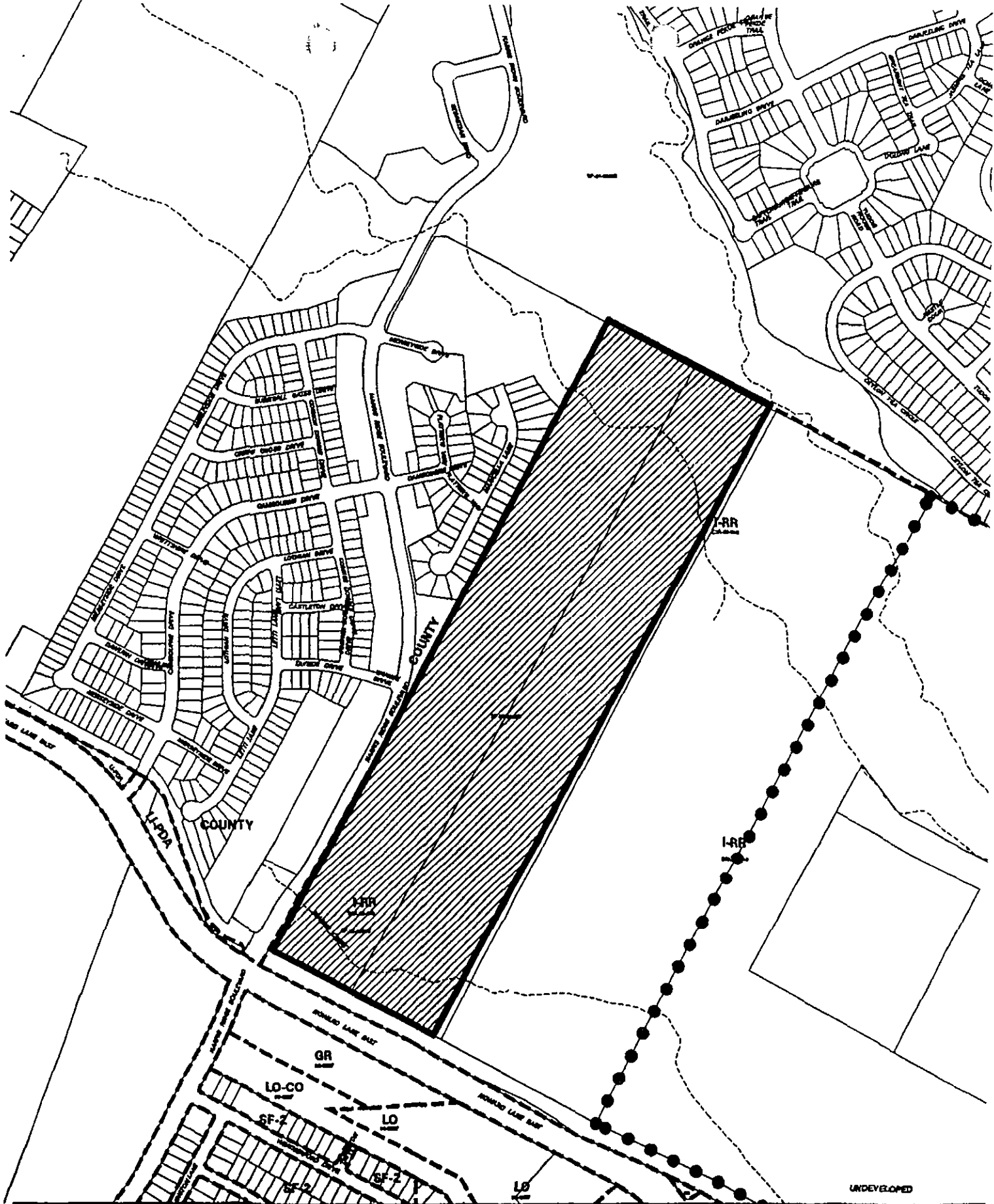
EXHIBIT "A. "





being also the northwest corner of a 67.93 acre tract described in Volume 13082, Page 106 of the Real Property Records of Travis County, Texas;

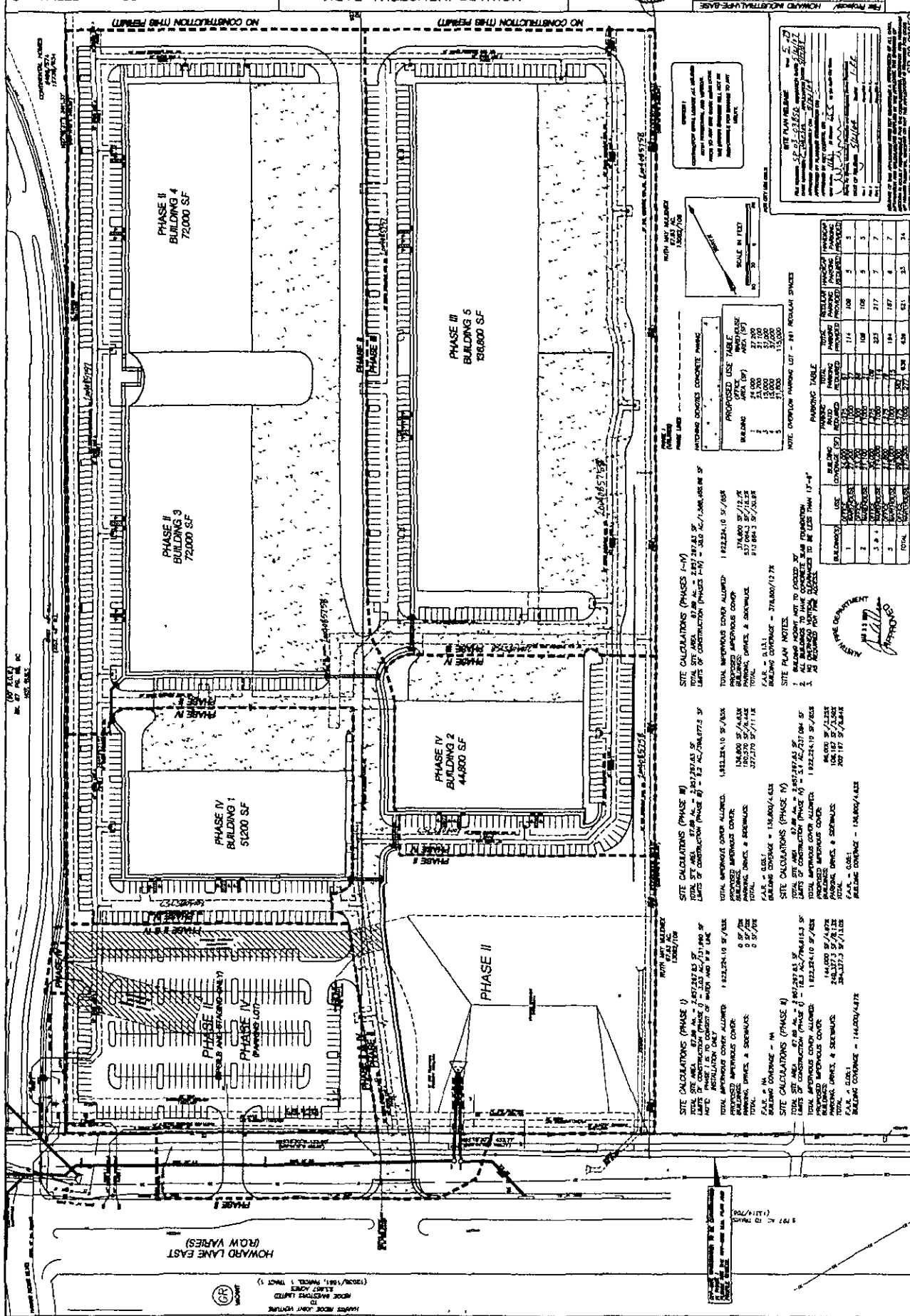
THENCE South 27°42'20" West, with the common line of Tract II and the 67.93 acre tract, a distance of 3410.11 feet to a ½" rebar found for the southeast corner of Tract II, being also the southwest corner of the 67.93 acre tract, and being also in the north line of Howard Lane;

THENCE North 62°18'30" West, with the south line of Tract II and the north line of Howard Lane, a distance of 433.77 feet to a ½" rebar with cap set for the southwest corner of Tract II, being also the southeast corner of Tract I;

THENCE North 62°18'30" West, with the south line of Tract I and the north line of Howard Lane, a distance of 433.60 feet to the **POINT OF BEGINNING**, containing 67.890 acres of land, more or less.



 1" = 600'	SUBJECT TRACT 	ZONING <i>EXHIBIT B</i>		CITY GR REFEREN NUMBER P34-35
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0139	DATE: 04-08	
	CASE MGR: S. GAGER	ADDRESS: 1100 E HOWARD LANE SUBJECT AREA (acres): 67.890	INTLS: SM	

[illegible][illegible][illegible][illegible]





Date: November 22, 2006
To: Sherri Sirwaitis, Case Manager
CC: Scott Feldman, P.E. Alliance Transportation Group, Inc.
Carol Barnes, COA Fiscal Officer
Reference: Harris Ridge TIA ~ C14-06-0098

The Transportation Review Section has reviewed the Traffic Impact Analysis for Harris Ridge, dated July 2006, prepared by Scott Feldman with Alliance Transportation Group, and offers the following comments:

TRIP GENERATION

The Harris Ridge Development is located in northeast Austin at the northeast corner of Harris Ridge Boulevard and Howard Lane. The property is currently undeveloped and is zoned Limited Industrial with a conditional overlay (LI-CO). The applicant has requested a zoning change to Townhouse and Condominium Residence (SF-6) and Limited Industrial (LI). The TIA covers a 67.880-acre area. The estimated completion of the project is expected in the year 2010.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 3,808 unadjusted average daily trips (ADT).

The table below shows the trip generation by land use for the proposed development

Table 1. Trip Generation				
LAND USE	Size (sf)	ADT	AM Peak	PM Peak
Residential Condominium/Townhouse	190du	1,108	87	102
Warehousing	277,300sf	1,371	172	147
General Office	99,500sf	1,329	186	190
TOTAL		3,808	445	439

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	3.3%

2. In addition to these growth rates, background traffic volumes for 2005 included estimated traffic volumes for the following projects:

SP-04-0275C Dell SLC Bypass
SP-04-0361C Wright Subdivision

3. No reductions were taken for pass-by, internal capture or transit use.

EXISTING AND PLANNED ROADWAYS

Howard Lane – In the vicinity of the project this roadway is currently a four lane divided major arterial. The AMATP calls for this road to be upgraded to a six lane divided major arterial by the year 2025. Howard Lane is in the Bicycle Plan as a Priority One route.

Dessau Road – In the vicinity of the project this roadway is currently a four lane divided major arterial. Dessau Road is in the Bicycle Plan as a Priority One route.

Harris Ridge Boulevard – This roadway is classified as a commercial collector north of Howard Lane.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 8 intersections, 3 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 3. Level of Service				
Intersection	2006 Existing		2010 Site + Forecasted	
	AM	PM	AM	PM
Dessau Road at Howard Lane	F	E	F	F
Howard Lane and Harris Ridge Boulevard	A	A	B	B
Harris Ridge Boulevard and Tayside Drive	A	A	A	A
Howard Lane and Driveway One			A	A
Howard Lane and Driveway Two			A	A
Harris Ridge Boulevard and Driveway 3			A	A
Harris Ridge Boulevard and Driveway 4			A	A

* = SIGNALIZED

RECOMMENDATIONS

- 1) Prior to 3rd reading at City Council, fiscal is required to be posted or a phasing agreement completed for the following improvements.

Intersection	Improvement	Estimated Cost	Pro Rata Share (%)	Pro Rata Share (\$)
Howard Lane and Harris Ridge	SB Left Turn Lane	\$41,512	23.6%	\$9,796
Howard Lane and Dessau Road	NB Right Turn Lane	\$41,512	5.8%	\$2,407
Howard Lane and Dessau Road	SB Right Turn Lane	\$41,512	12%	\$4,981
TOTAL		\$124,536		\$17,184

- 2) Approval from Travis County is required prior to scheduling the case for City Council.
- 3) Two copies of the final TIA are required to be submitted prior to 3rd Reading at City Council
- 4) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics

If you have any questions or require additional information, please contact me at 974-2788

Emily M. Barron
Sr Planner – Watershed Protection and Development Review